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Dated: November 22, 2010

A handwritten signature in black ink, appearing to read "George B. Nielsen, Jr.", is written over a horizontal line.

GEORGE B. NIELSEN, JR
U.S. Bankruptcy Judge

Mark S. Bosco
State Bar No. 010167
Leonard J. McDonald
State Bar No. 014228
Attorneys for Movant

10-22321

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE DISTRICT OF ARIZONA**

IN RE:

Kim Carlene Denson
Debtor.

US Bank National Association, as Trustee for
WFASC 2003-9

Movant,

vs.

Kim Carlene Denson, Debtor, Lothar Goernitz,
Trustee.

Respondents.

No. 2:10-BK-24973-GBN

Chapter 7

ORDER

(Related to Docket #28)

Movant's Motion for Relief from the Automatic Stay and Notice along with the form of proposed Order Lifting Stay, having been duly served upon Respondents, Respondents' counsel and Trustee, if any, and no objection having been received, and good cause appearing therefore,

IT IS HEREBY ORDERED that all stays and injunctions, including the automatic stays imposed

1 by U.S. Bankruptcy Code 362(a) are hereby vacated as to Movant with respect to that certain real
2 property which is the subject of a Deed of Trust dated June 9, 2003 and recorded in the office of the
3 Maricopa County Recorder wherein US Bank National Association, as Trustee for WFASC 2003-9 is the
4 current beneficiary and Kim Carlene Denson has an interest in, further described as:

5 THE SOUTH 280.13 FEET OF THE EAST HALF OF THE EAST HALF OF THE
6 NORTHWEST
7 QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF
SECTION 31,
TOWNSHIP 5 NORTH, RANGE 6 EAST, OF THE GILA AND SALT RIVER BASE AND
MERIDIAN, MARICOPA COUNTY, ARIZONA,

8 IT IS FURTHER ORDERED that Movant may contact the Debtor by telephone or written
9 correspondence regarding a potential Forbearance Agreement, Loan Modification, Refinance
10 Agreement, or other Loan Workout/Loss Mitigation Agreement, and may enter into such agreement
11 with Debtor. However, Movant may not enforce, or threaten to enforce, any personal liability against
12 Debtor if Debtor's personal liability is discharged in this bankruptcy case.

13
14 IT IS FURTHER ORDERED that this Order shall remain in effect in any bankruptcy chapter
15 to which the Debtor may convert.